





# STONEBRIDGE CARRAS

Lot 31



200 I Street SE



Constitution Square



Flats170 at Academy Yard

# BOZZUTO 25 YEARS

CREATING COMMUNITY

Mariner Bay at Annapolis Town Centre



Spinnaker Bay at Harbor East



Monroe Street Market



Flats170 at Academy Yard

## WHEATON SITE

### StonebridgeCarras, LLC & Bozzuto Development

Developer

STONEBRIDGE CARRAS



**Gensler**  
Commercial Architect

**Gensler**

**KTGY Group**  
Residential Architect



**Oculus**  
Landscape Architect

**OCULUS**

**Bohler Engineering**  
Civil Engineer



**Clark**  
Commercial Contractor



**Bozzuto Construction**  
Residential Contractor



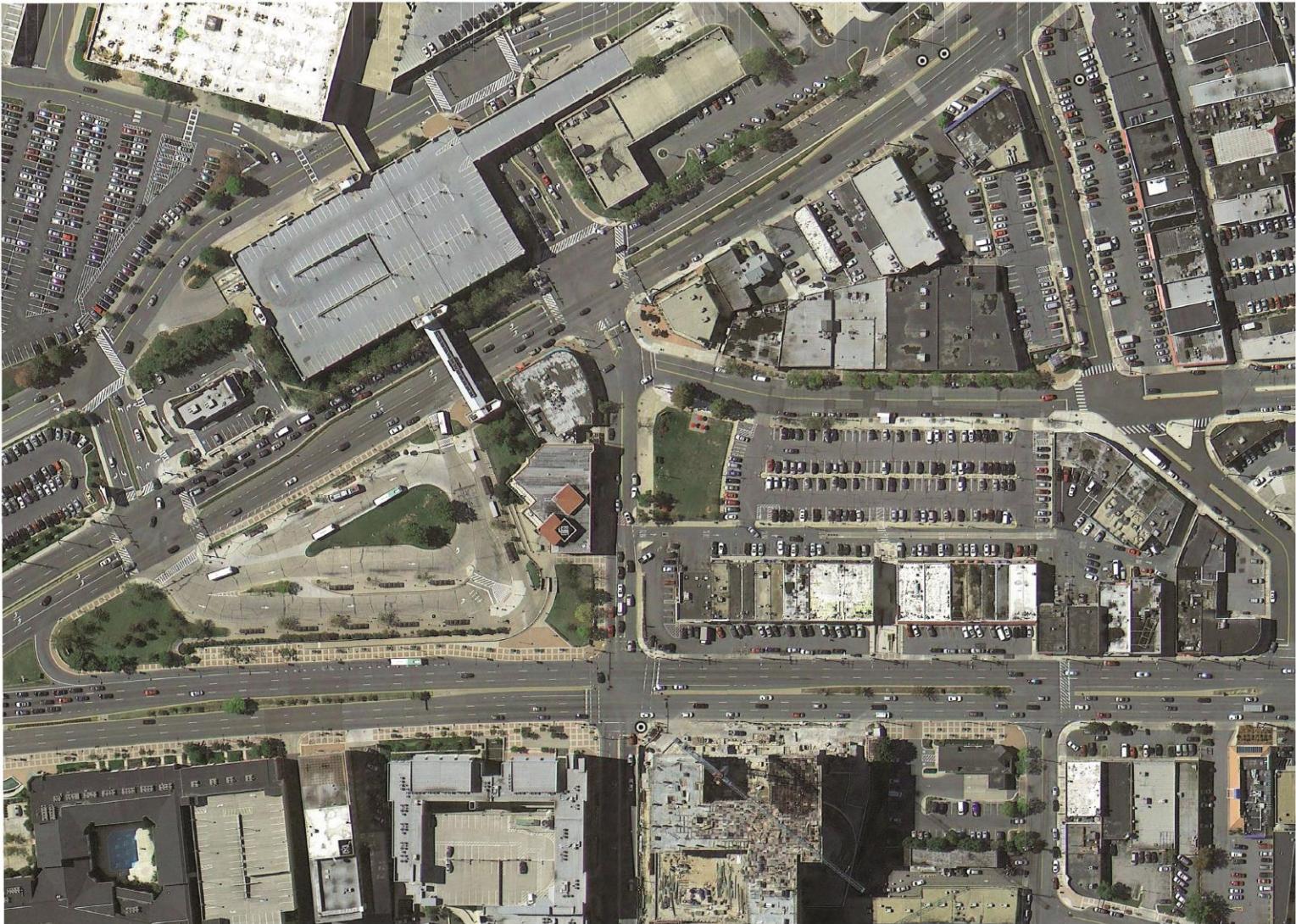
**Linowes & Blocher**  
Land Use Attorney

**LINOWES | BLOCHER LLP**  
ATTORNEYS AT LAW

**Wells & Associates**  
Traffic Engineer

**WA WELLS + ASSOCIATES**





Site Context - Existing



Site Context - Proposed



# WHEATON



WHEATON



STONEBRIDGE CARRAS

BOZZUTO  
25 YEARS  
CREATING COMMUNITY



TOWN SQUARE KEY MAP



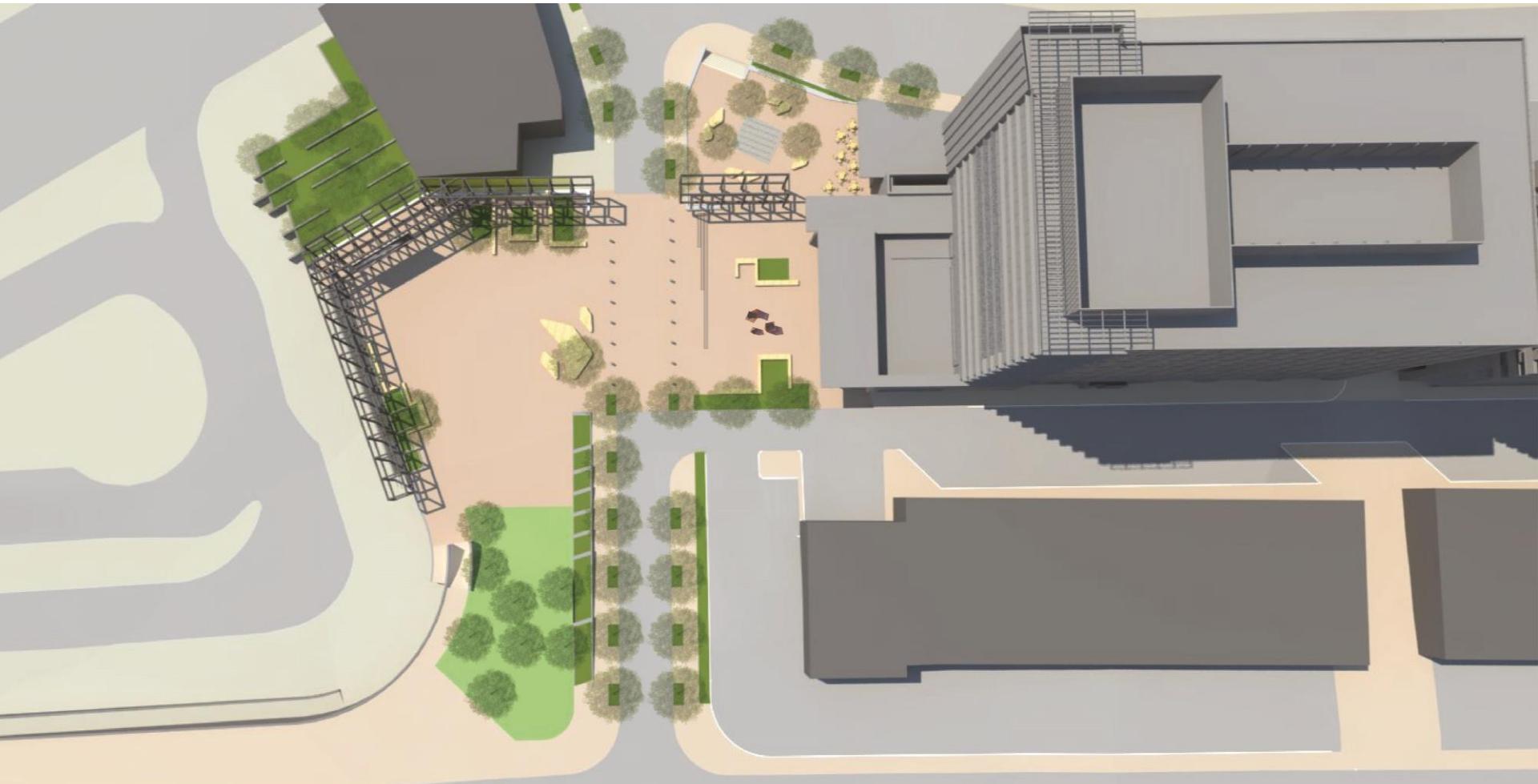


PERFORMANCE



MARKETS





No WMATA Participation

WHEATON



STONEBRIDGE CARRAS

BOZZUTO  
25 YEARS  
CREATING COMMUNITY

# WHEATON



WHEATON



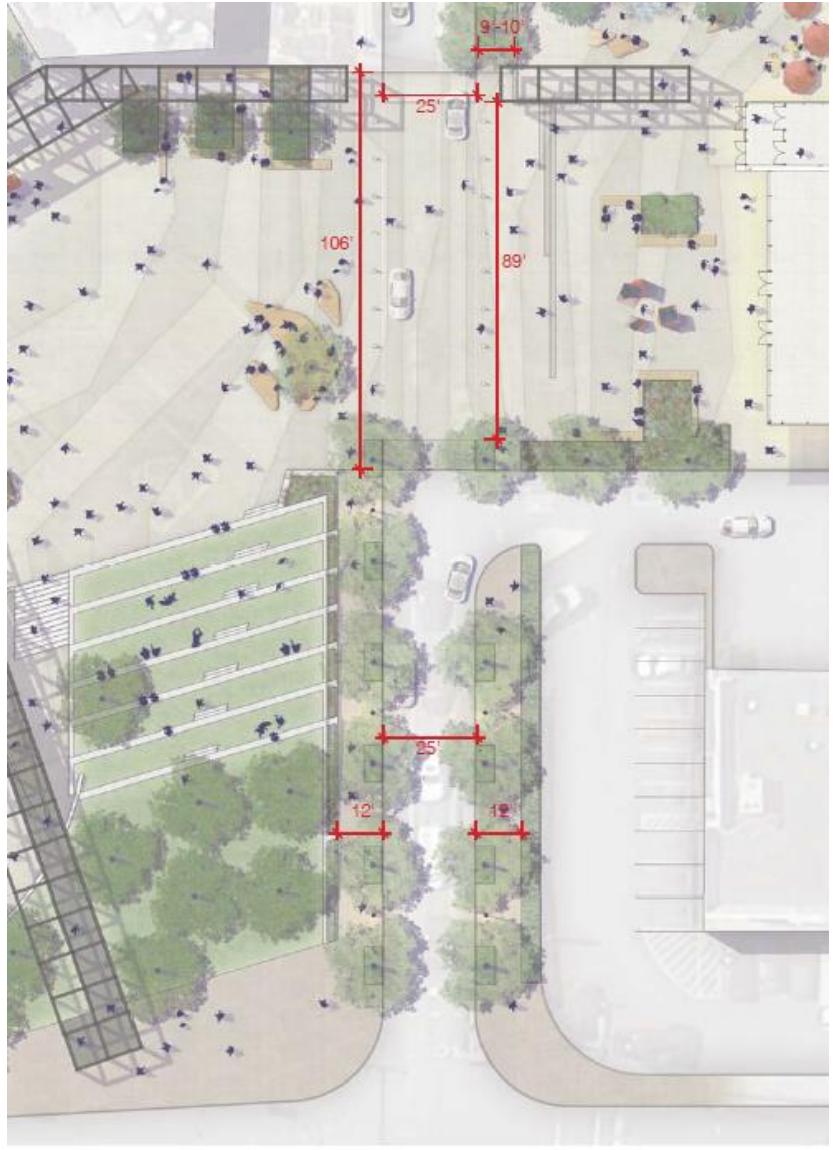
Proposed Reedie Street

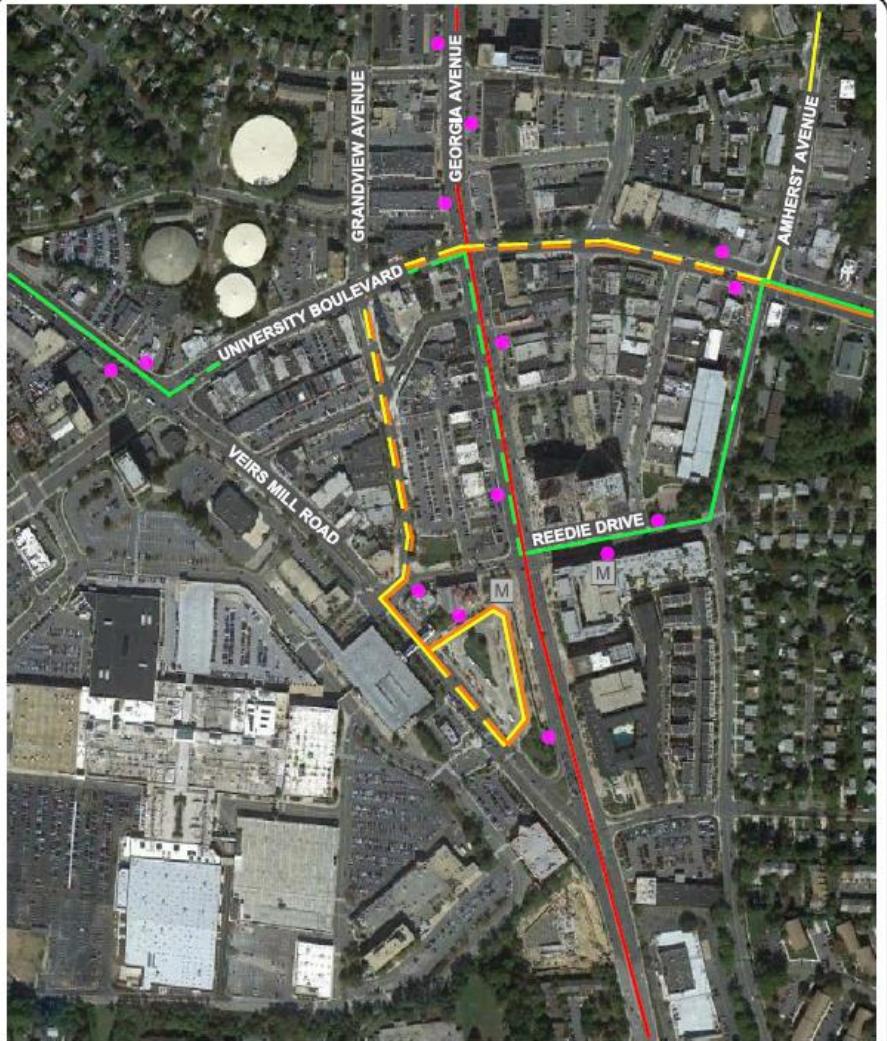
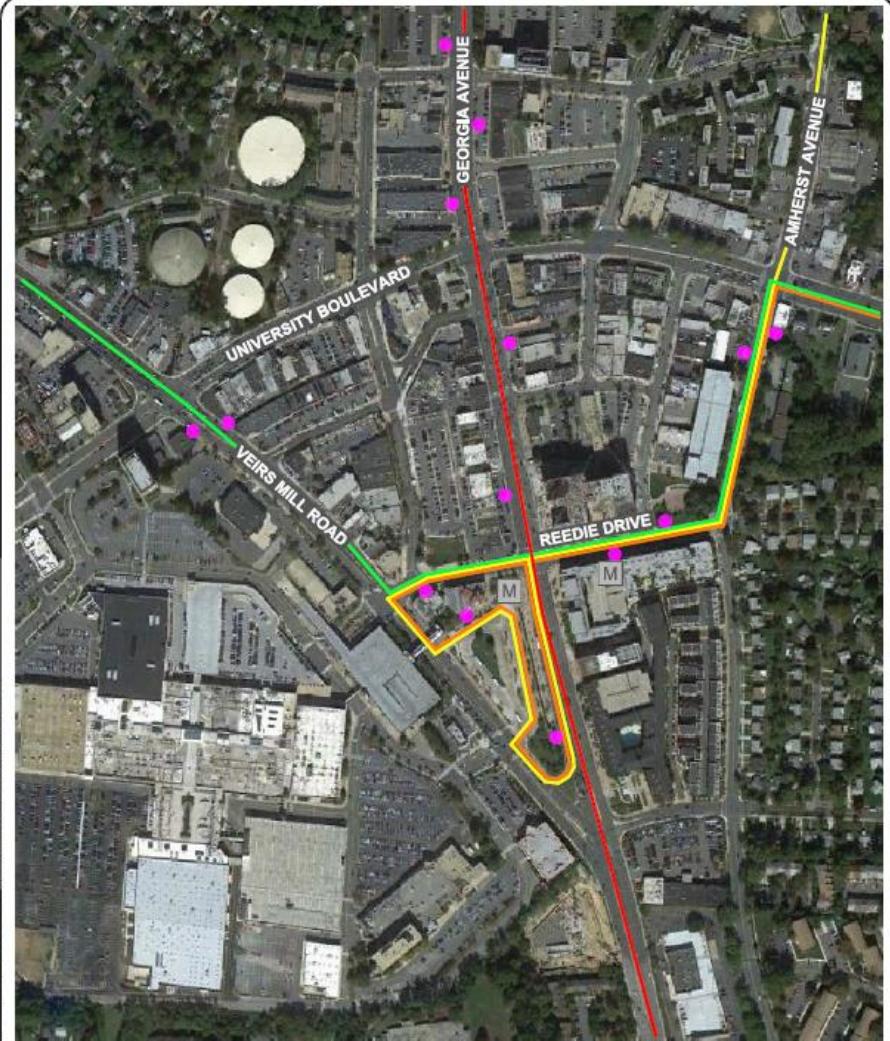
WHEATON

## Existing Reddie Street



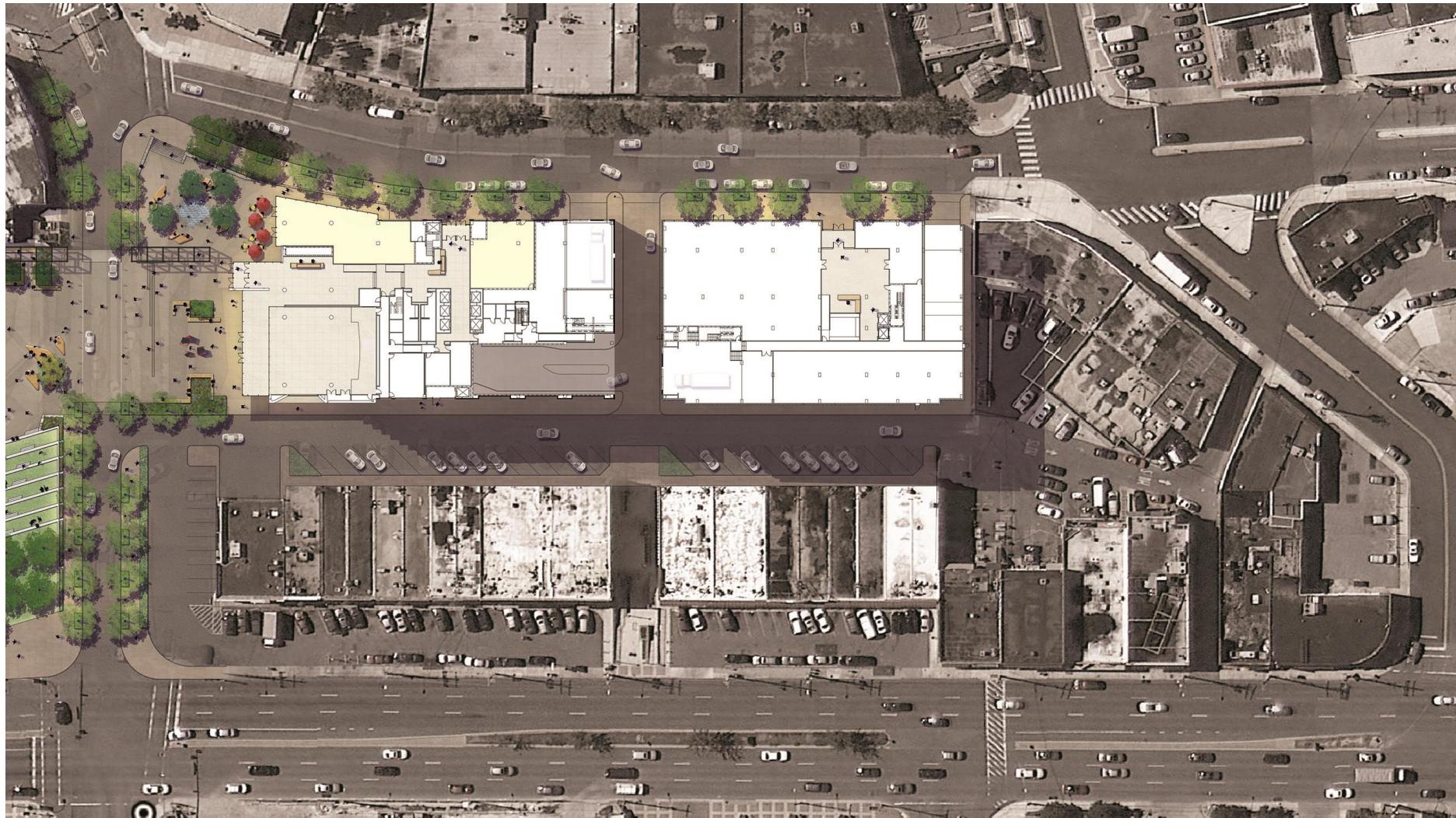
## Proposed Reddie Street





# WHEATON





## Proposed Triangle Lane

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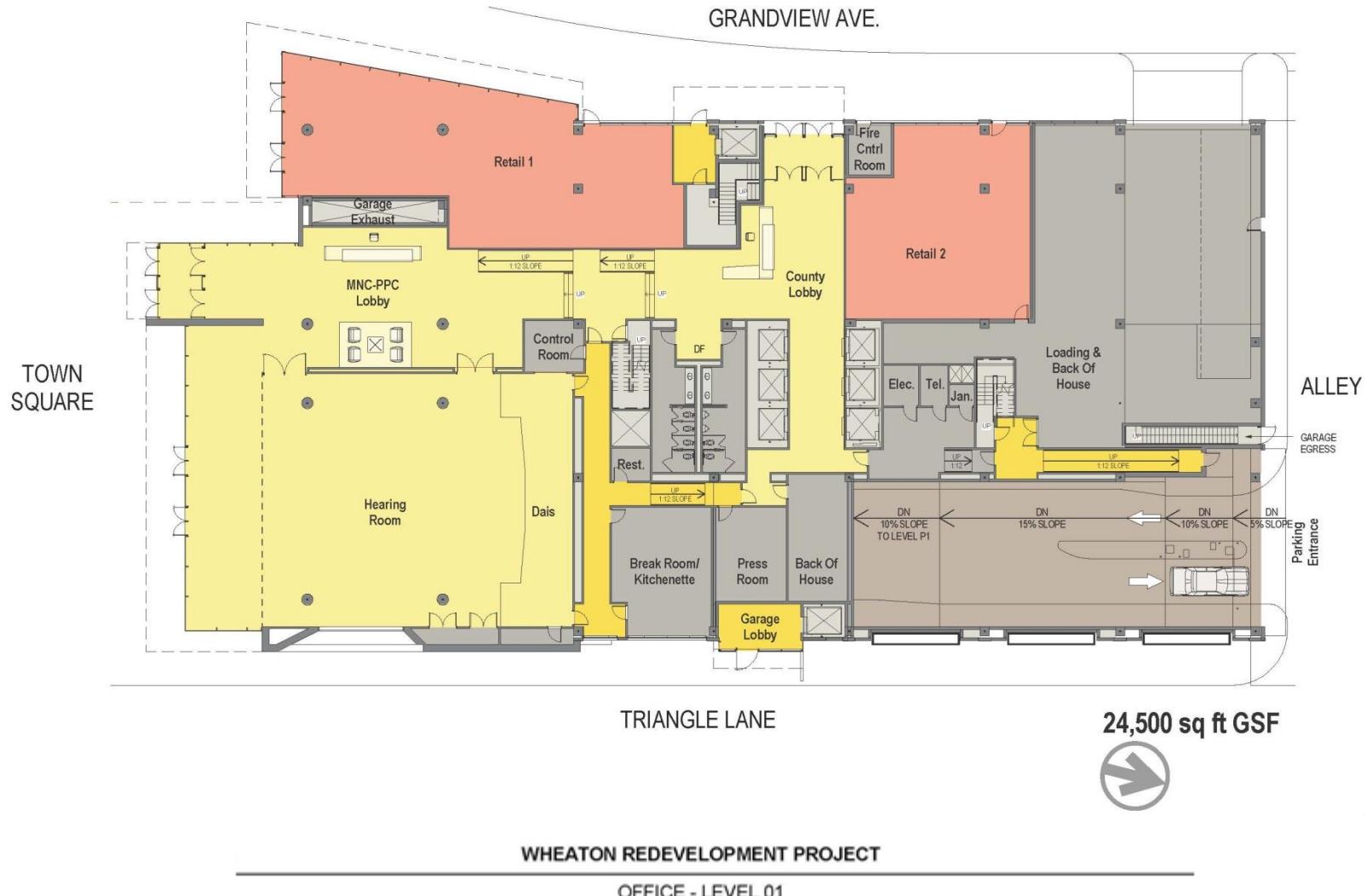
BOZZUTO  
25 YEARS  
CREATING COMMUNITY

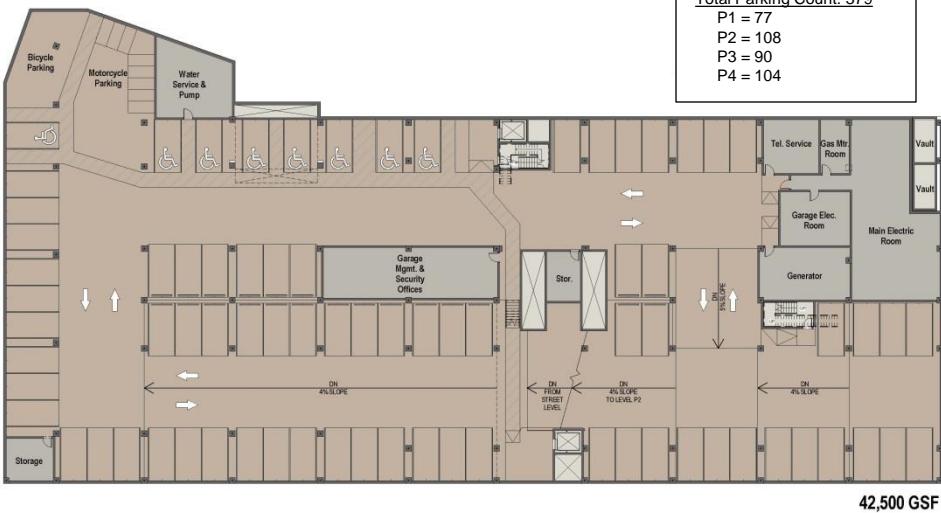
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STONEBRIDGE CARRAS

BOZZUTO  
25 YEARS  
CREATING COMMUNITY

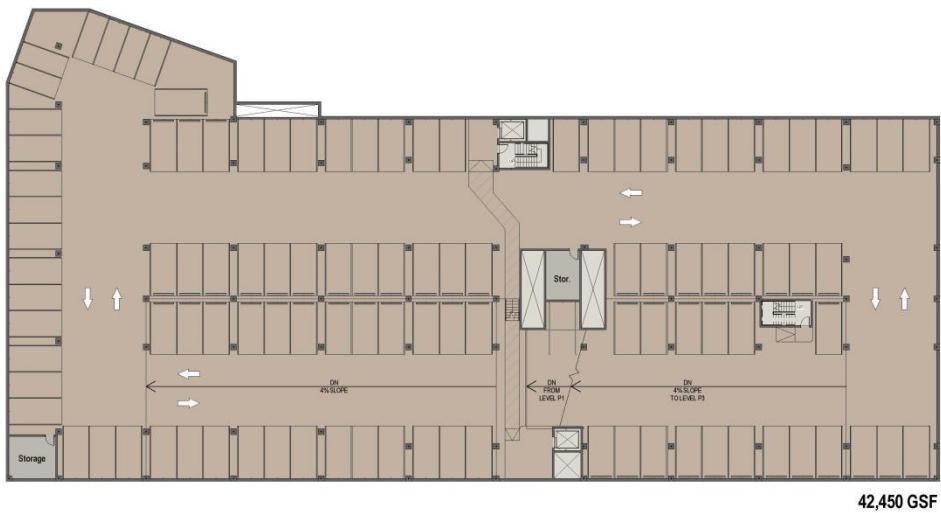




STONEBRIDGECARRAS/BOZZUTO  
Gensler

WHEATON REDEVELOPMENT PROJECT  
OFFICE - LEVEL P1

P.13: Sheet  
3/64" = 1'-0": Scale  
07/31/13  
©2013 Gensler



STONEBRIDGECARRAS  
Gensler

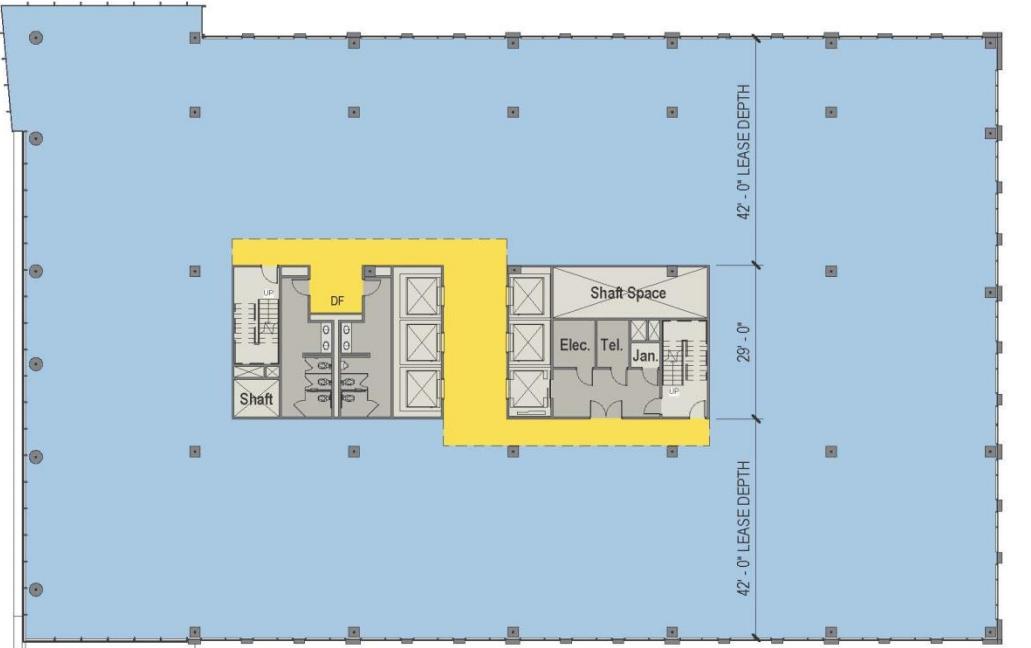
WHEATON REDEVELOPMENT PROJECT  
OFFICE - LEVEL P2

P.14: Sheet  
3/64" = 1'-0": Scale  
07/31/13  
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GRANDVIEW AVE.

TOWN  
SQUARE

ALLEY



WHEATON REDEVELOPMENT PROJECT

OFFICE - LEVEL TYPICAL

WHEATON



STONEBRIDGE CARRAS

BOZZUTO  
25 YEARS  
CREATING COMMUNITY

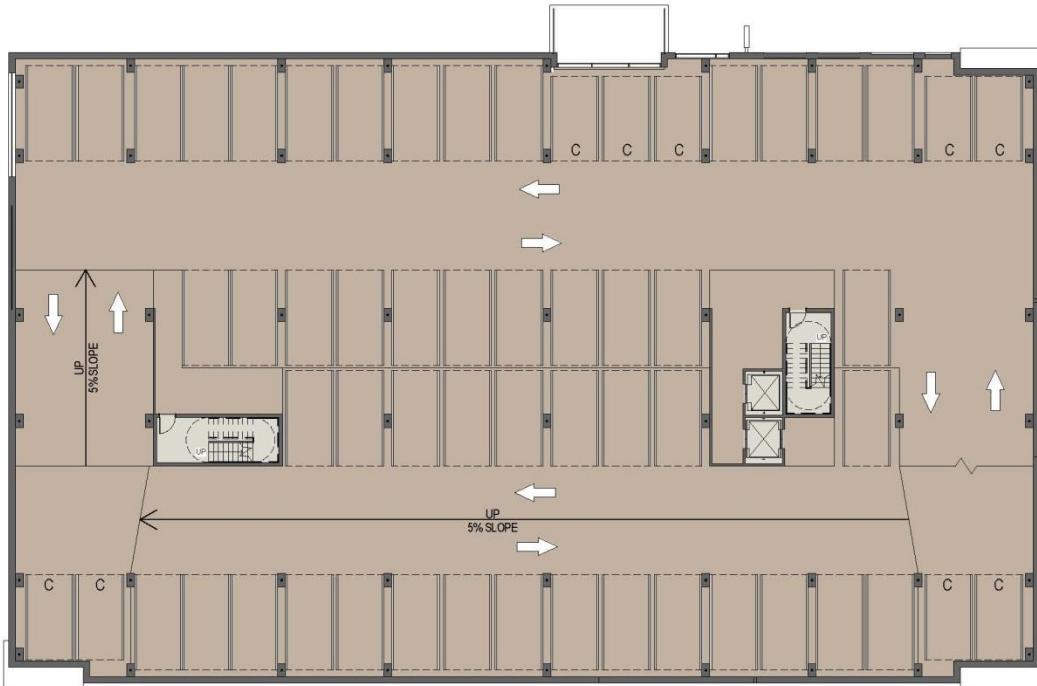


Schema 1 Legend

- Amenity
- Back Of House
- Circulation
- Core
- Office
- Parking
- Retail

## WHEATON REDEVELOPMENT PROJECT

RESIDENTIAL - LEVEL 01



**Total Parking Only Gross Floor Area:**  
Floor P1-P4 - 22,950 sq ft  
Floor P5 (Parking Area Only) - 10,600 sq ft  
Total - 102,400 sq ft

**Total Parking Count:**  
Floor P1-P4 - 58 spots  
Floor P5 - 29 spots  
Total - 261 spots

#### WHEATON REDEVELOPMENT PROJECT

RESIDENTIAL - LEVEL P1-4



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WHEATON REDEVELOPMENT PROJECT

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RESIDENTIAL - LEVEL TYPICAL



# **Wheaton Re-development Wheaton Office Building and Town Square Schedule of Development**

## 2013

- RFP/Selection Process

## 2014

- Approvals

## 2015

- Construction Documents/Permitting

## 2016-2017

- Construction

## 2018

- Occupancy/Town Square Opening (First Quarter)



# Wheaton Re-development Residential Building Schedule of Development

## 2013

- RFP/Selection Process

## 2014-2015

- Approvals

## 2016

- Construction Documents/Permitting

## 2017-2018

- Construction
- Occupancy (Fourth Quarter 2018)



STONEBRIDGE CARRAS

BOZZUTO  
25 YEARS  
CREATING COMMUNITY

WHEATON

